Arlington Conservation Commission

Date: Thursday, December 18, 2025
Time: 7:00 PM
Location: Conducted by Remote Participation.

Agenda

1. Administrative
    a. Review Meeting Minutes.
    b. Correspondence Received.
2. Discussion
    a. 2026 Meeting Schedule.
    b. Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.
    c. Water Bodies Working Group.
    d. CPA Committee Liaison.
    e. Tree Committee Update.
3. Hearings

DEP #091-0375: Notice of Intent: 26 Dudley Street (Continued from 12/04/25).

DEP #091-0375: Notice of Intent: 26 Dudley Street (Continued from 12/04/25).
At the request of the applicant, the Conservation Commission will vote to continue this hearing until the meeting of January 22, 2026.

DEP #091-0375: Notice of Intent: Winchester Country Club (468 Mystic Street) (Continued from 12/04/25).

DEP #091-0375: Notice of Intent: Winchester Country Club (468 Mystic Street) (Continued from 12/04/25).
The Conservation Commission will hold a public hearing to consider a Notice of Intent to perform golf course fairway and green reconfiguration and improvements. Areas proposed to be altered include Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area associated with Herbert Meyer Brook.

Correspondence Received.

Summary:
Correspondence Received.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Communication_Received_-_WPA_Regs_Letter_-_Susan_Chapnick.pdf	Communication Received - WPA Regs Letter - Susan Chapnick.pdf
🗋	Reference Material	Communication_Received_-_Fishing_Line_Working_Group_Minutes_-_Susan_Chapnick.pdf	Communication Received - Fishing Line Working Group Minutes - Susan Chapnick.pdf

TOWN OF ARLINGTON

MASSACHUSETTS

CONSERVATION COMMISSION

December 4, 2025

The Honorable Maura Healey
Massachusetts State House
24 Beacon Street, Room 280
Boston, MA 02133

RE: Climate Resilience 1.0 Regulations (310 CMR 10.00) Need to be Promulgated Now!

Dear Governor Healey:

We are writing to you as the Chair and Vice-Chair of the Arlington Conservation Commission, representing the unanimous approval of the Commission, to urge you to issue the Massachusetts Department of Environmental Protection's (MassDEP's) Climate Resilience 1.0/Wetlands Protection Act Regulations (310 CMR 10.00). These regulations were last updated on October 24, 2014, and the new climate resilience changes were proposed in December 2023, but the updated regulations still have not been enacted.

Updated wetland regulations are critical to meeting your administration's climate, energy, and housing goals and they provide standards for stormwater management and development in the wetland jurisdictional areas and floodplain. Healthy wetlands minimize impacts from stormwater flooding and sea level rise, protect groundwater and surface water quality, and protect wildlife habitats which enhance biodiversity.

Though we in the Town of Arlington have enacted local Wetlands Regulations that require the use of NOAA rainfall data to represent real conditions, the current state wetland regulations use outdated rainfall data for stormwater calculations based on information from 60 years ago. The current state regulations are not sufficient to protect our natural resources from the effects of climate change, including increased extreme weather, flooding, and heat.

We urge you to issue the final Wetlands Protection Act regulations before the end of this year. Thank you for your consideration of this important matter to protect our wetlands.

Respectfully,

C. Tirone

Charles Tirone, Chair
Arlington Conservation Commission

Susan D. Chapnick, Vice-Chair
Arlington Conservation Commission

Citizens Fishing Line Group Meeting on Zoom - Tues 12/2/25

Present: Susan Chapnick, Laura Kiesel, Marina Popova, Susan Stamps, David White

Chuck Tirone was invited but could not attend, requested to be included in future discussions

Quick recap

The members of the Citizens Fishing Line Group meeting focused on addressing the ongoing issue of fishing line pollution in local ponds, particularly Hills Pond, where the Conservation Commission had previously requested the Select Board's intervention but received no support. The group discussed jurisdictional challenges and potential solutions, including pursuing a warrant article for a one-year fishing moratorium at Hills Pond and a working group to study the issue. The team agreed to compile documentation of wildlife entanglements in fishing lines, mitigation efforts and other related issues, with plans to meet again the following week to review a draft warrant article and build support for addressing the fishing line problem.

Next steps

- Laura: Send Susan Chapnick the list of ponds in other towns where fishing is banned; Susan will do some research and add other ponds/towns to the list
- Susan Chapnick: Reach out to Jim Feeney (with Chuck Tirone) to discuss the planned warrant article
- Susan Stamps: Draft warrant article using artificial turf format as a template
- Susan Stamps: Contact Town Counsel regarding the warrant article
- Laura and Marina: Create chronological list of contacts with the town regarding the fishing line problem
- Laura and Marina: Create chronological list of wildlife, specifying in each instance whether the wildlife was harmed, killed, or entangled
- Laura and Marina: Create chronological list of mitigation attempts (receptacles installation and tree trimming is likely all that has happened)
- All: Attend next meeting on December 8 at 5:30 pm, Susan Stamps to schedule Zoom
- Marina: Create Google Drive folder for shared project documents
- Susan Chapnick: Review AI-generated meeting notes and send to group and Chuck

Summary

Environmental Impact of Fishing Line

The meeting began with introductions from Susan Stamps, Laura Kiesel, David White, Marina Popova and Susan Chapnick, who discussed their roles and experiences related to environmental issues, wildlife protection, and town meeting warrant articles. Susan Chapnick explained the Conservation Commission's jurisdiction over wildlife protection under the local bylaw, distinguishing it from state regulations. The discussion focused on how to address the impact of fishing line on wildlife, an issue that Save Arlington Wildlife has been addressing, and decided to submit a warrant article for the 2026 town meeting that would impose a one-year moratorium for fishing at Hills Pond in Menotomy Rocks Park and establish a committee to meet during the one-year period to study the issue and make town-wide recommendations.

Hills Pond Fishing Line Pollution

The Conservation Commission sent a letter to the Select Board last summer regarding fishing line pollution in Hills Pond, which they determined was within their jurisdiction to address in terms of protection of wildlife habitat and protection of wildlife itself. The Commission requested support from the Select Board due to unsuccessful attempts to resolve the issue with Park and Rec, but the Select Board said they lacked authority over fishing in town ponds. The Commission emphasized that Hills Pond, being small and surrounded by trees and reeds, was particularly vulnerable to fishing line pollution, and they had recommended a moratorium on fishing there due to the recent increase in fishing line entanglements of wildlife.

Fishing Disputes with Arlington water bodies

The Conservation Commission has identified issues with fishing in Arlington water bodies and requested the Select Board's intervention, but the Select Board declined, citing lack of authority. Susan Chapnick explained that the ConComm typically initiates dialogue with property owners before issuing enforcement orders, but this approach is impractical with town-owned water bodies. Some tree pruning has been done at Hills Pond and possibly at Spy Pond. Other than that, the only known efforts to address the problem are Park and Rec’s installation of fishing line receptacles, which is insufficient to keep the line, hooks and bobbers out of the waters as the blow out of the receptacles and/or people don’t use them.

Jurisdictional Coordination for Pond Management

The group discussed jurisdictional challenges over Hills Pond and Spy Pond, which fall under dual authority of Park and Rec and ConComm. David suggested using a town meeting article to coordinate multiple jurisdictions, while Laura explained that in Arlington, the town manager has ultimate authority over public property under the Town Manager Act, though they prefer not to conflict with Parks and Rec. The discussion also touched on a previous rodenticide ban initiative, where a home rule petition at Town Meeting was passed, which assisted in getting the Town Manager to implement restrictions on public property.

Fishing Line Waste Management Challenges

Laura discussed the issue of fishing line waste management in local parks, noting that despite efforts like recycling receptacles and tree pruning, the problem persists. She mentioned that previous pilot programs at Hills Pond and Spy Pond were unsuccessful, with fishing line receptacles being removed after a year due to low usage and increased litter. Laura expressed frustration over the lack of a comprehensive solution and the recent installation of new fishing line receptacles at Hills Pond, Spy Pond, and the Reservoir, without coordinated awareness campaigns for the public. Several of the new receptacles have been vandalized.

Hills Pond Fishing Line Crisis

The group discussed the ongoing issue of fishing line entanglement at Hills Pond, where Laura reported that Park and Recreation had informed her they would not implement a fishing hiatus, citing concerns about backlash from recreational fisher people. Susan Stamps and others agreed that a warrant article might be necessary to force action, as both Park and Recreation and the Select Board had shown reluctance to address the issue. Susan Chapnick suggested creating a comprehensive timeline of events since 2021, including wildlife impacts and volunteer efforts (specific detail below), to educate the community and build support for potential changes.

Fishing Line Waste Study Committee

The group discussed using a study committee and moratorium model similar to the artificial turf issue to address concerns about fishing line waste. Susan Chapnick shared that the Boys and Girls Club had expressed concerns about children being injured by fishing line, providing potential allies beyond environmental groups. Laura noted that the Boys and Girls Club had declined her offer to conduct educational programming about fishing line waste, suggesting there may be different perspectives within the organization.

The group agreed to consider reaching out to various stakeholders to build support for addressing the fishing line issue.

Hills Pond Moratorium Campaign Strategy

The group discussed strategies for influencing town meeting members to pass a warrant article regarding a moratorium on fishing at Hills Pond and the creation of a working group to study the issue. Susan Stamps shared her experience from the Community Preservation Act campaign, emphasizing the importance of focusing on town meeting members rather than a townwide campaign, as well as allied organizations (such as Friends of Spy Pond Park). The group debated whether the warrant article would have legal force, with Laura suggesting that a town meeting resolution could still influence the town manager's actions. They agreed Susan Stamps will check with town counsel re the legal questions and Susan Chapnick/ and Chuck Tirone will reach out to Jim Feeney for support and/or feedback.

Other Fishing Moratorium Plan

Laura shared information about other ponds where fishing has been banned, including Black's Nook in Fresh Pond and a cemetery pond in Malden, which they plan to use as precedents.

Wildlife Harm Documentation To be Prepared

The group decided Laura/Marina working together would create information needed to get the support of town meeting members and others by making lists organized in chronological order from earliest known to most recent on the following topics: (1) contacts with the town on the issue of fishing line causing damage to wildlife and trees; (2) chronological list by approximate date of damage to wildlife over the last 10 years- specifying as to each the following: what kind of animal, whether it was harmed, entangled or killed (and any other information or outcome); (3) chronological list of efforts by the town to mitigate damage – who did it, was it successful. Marina offered to help Laura compile the wildlife data by searching social media posts and town meeting minutes which can be found through the town website's agenda and minutes search feature.

Fishing Line Entanglement Solutions

The group discussed ongoing issues with fishing line entanglement at local ponds, particularly Spy Pond, where Laura reported significant problems with line entanglement and suggested installing metal fencing instead of the current plastic netting. Susan Stamps outlined three tasks for Marina and Laura as discussed above. The discussion revealed that while some local park friends groups have been supportive, the Friends of Menotomy

Rocks Park voted no action on a fishing line ban, likely due to public backlash and concerns about restricting recreational activities for children.

The group agreed to meet again on December 8th at 5:30 to review a draft warrant article, with Marina offering to create a shared Google Drive folder for document collaboration.

Town of Arlington, Massachusetts

2026 Meeting Schedule.

Summary:
2026 Meeting Schedule.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	DRAFT_2026_Filing_Deadlines.pdf	DRAFT 2026 Filing Deadlines.pdf

TOWN OF ARLINGTON

MASSACHUSETTS

CONSERVATION COMMISSION

FILING DEADLINES FOR 2026

Meeting Date	Application Deadline	Supplemental Information Deadline[1]	Legal Notices Published	Agenda Published
Thursdays, 7:00pm	*Wednesdays, 12pm*		*Thursdays*	*Tuesdays*
January 8, 2026	**12/23/2025**	12/31/2025	**12/31/2025**	1/6/2026
January 22,2026	1/7/2026	1/14/2026	1/15/2026	1/20/2026
February 5, 2026	1/21/2026	1/28/2026	1/29/2026	2/3/2026
February 19, 2026	2/4/2026	2/11/2026	2/12/2026	2/17/2026
March 5, 2026	2/18/2026	2/25/2026	2/26/2026	3/3/2026
March 19, 2026	3/4/2026	3/11/2026	3/12/2026	3/17/2026
April 2, 2026	3/18/2026	3/25/2026	3/26/2026	3/31/2026
April 16, 2026	4/1/2026	4/8/2026	4/9/2026	4/14/2026
May 7, 2026	4/22/2026	4/29/2026	4/30/2026	5/5/2026
May 21, 2026	5/6/2026	5/13/2026	5/14/2026	5/19/2026
June 4, 2026	5/20/2026	5/27/2026	5/28/2026	6/2/2026
June 25, 2026	6/10/2026	6/17/2026	6/18/2026	6/23/2026
July 9, 2026	6/24/2026	7/1/2026	7/2/2026	7/7/2026
July 23, 2026	7/8/2026	7/15/2026	7/16/2026	7/21/2026
August 6, 2026	7/22/2026	7/29/2026	7/30/2026	8/4/2026
August 20, 2026	8/5/2026	8/12/2026	8/13/2026	8/18/2026
September 3, 2026	8/19/2026	8/26/2026	8/27/2026	9/1/2026
September 17, 2026	9/2/2026	9/9/2026	9/10/2026	9/15/2026
October 1, 2026	9/16/2026	9/23/2026	9/24/2026	9/29/2026
October 15, 2026	9/30/2026	10/7/2026	10/8/2026	10/13/2026
November 5, 2026	10/21/2026	10/28/2026	10/29/2026	11/3/2026
November 19, 2026	11/4/2026	**11/10/2026**	11/12/2026	11/17/2026
December 3, 2026	11/18/2026	11/25/2026	11/26/2026	12/1/2026
December 17, 2026	12/2/2026	12/9/2026	12/10/2026	12/15/2026

[1] Supplemental information deadlines are for hearings continued from the previous meeting.

Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.

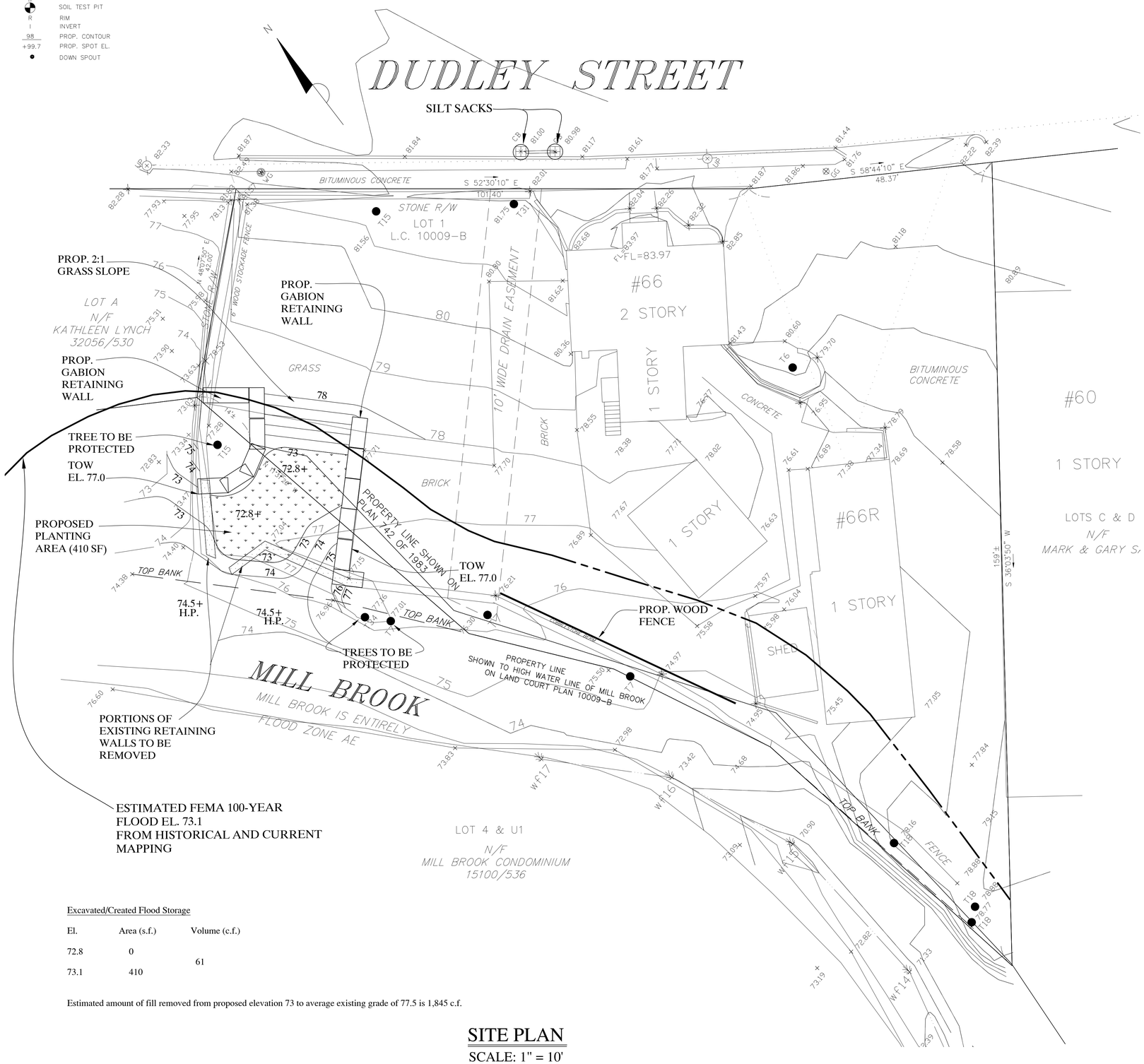
Summary:
Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	66_Dudley_Proposed_Site_Plan.pdf	66 Dudley Proposed Site Plan.pdf

LEGEND

SOIL TEST PIT
R RIM
I INVERT
98 PROP. CONTOUR
+99.7 PROP. SPOT EL.
DOWN SPOUT



Excavated/Created Flood Storage

El.	Area (s.f.)	Volume (c.f.)
72.8	0	61
73.1	410	

Estimated amount of fill removed from proposed elevation 73 to average existing grade of 77.5 is 1,845 c.f.

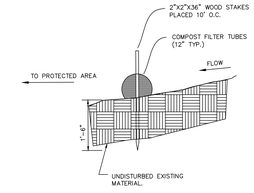
SITE PLAN
SCALE: 1" = 10'

GENERAL NOTES

1. EXISTING CONDITIONS SURVEY AND PROPERTY LINE INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA. OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
4. INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION FOR APPROVAL BY THE DESIGN ENGINEER.
5. PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES; ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL DIG-SAFE 888-344-7233
7. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
8. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE TOWN OF ARLINGTON OFFICIALS.
9. ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
10. OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROLS OF THE PROJECT.

LAYOUT & GRADING NOTES

1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO TO PROPERTY LINE.



1 / C-0 EROSION CONTROL
SCALE: NTS

UTILITY NOTES:

UTILITY NOTES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE AT 1-888-344-7233.

AS BUILT NOTE:

CONTRACTOR IS TO CONTACT ENGINEER AND LAND SURVEYOR TO PREPARE AN AS-BUILT PLAN, UPON COMPLETION OF THE WORK.

preliminary plan

Gala Simon Associates Inc.
394 LOWELL STREET, SUITE 18
LEXINGTON, MA 02420
Tel: (781) 676-2962
Gala Simon Associates GSA Civil Engineers

GRADING SITE PLAN

66 DUDLEY STREET
ARLINGTON, MASSACHUSETTS

Job No. 2520		Date:12/8/2025
Drawn By: AG		Scale: AS SHOWN
Rev#	Date:	Description:

C-0

DEP #091-0375: Notice of Intent: Winchester Country Club (468 Mystic Street) (Continued from 12/04/25).

Summary:
DEP #091-0375: Notice of Intent: Winchester Country Club (468 Mystic Street) (Continued from 12/04/25). The Conservation Commission will hold a public hearing to consider a Notice of Intent to perform golf course fairway and green reconfiguration and improvements. Areas proposed to be altered include Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area associated with Herbert Meyer Brook.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Winchester_Country_Club_Arlington_Permit_Set_Compressed.pdf	Winchester Country Club_Arlington Permit Set_Compressed.pdf
🗋	Reference Material	Winchester_Country_Club_NOI_Supplemental_Info.pdf	Winchester Country Club NOI Supplemental Info.pdf

WINCHESTER COUNTRY CLUB
COURSE RENOVATIONS
IN
ARLINGTON, MASSACHUSETTS
(Middlesex County)

OWNER/APPLICANT

Winchester Country Club
468 Mystic Street
Winchester, Massachusetts 01890

CIVIL ENGINEER/SURVEYOR/ WETLAND SCIENTIST

Beals and Thomas, Inc.
144 Turnpike Road
Southborough, Massachusetts 01772

GOLF COURSE ARCHITECT

A.H. Green Design
P.O. Box 533
Forest Hill, Maryland 21050

Locus Map
Scale: 1" = 750'

NORTH

SHEET INDEX

	Cover Sheet
C1.0	Notes, References, Details & Legend
C2.0	Index Plan
C3.0	Site Plan

Issued For Permitting - November 12, 2025

COMMONWEALTH OF MASSACHUSETTS
MATTHEW COTE
CIVIL
No. 46829
PROFESSIONAL ENGINEER
11/12/25

Job No.: 0681.19
Plan No.: 068119P019A-001
Sheet 1 of 4

GENERAL NOTES

1. MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
8. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 520 CMR 14.00.
9. FOR DRAWING LEGIBILITY, EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON DRAWINGS. REFER TO REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

LAYOUT AND MATERIALS NOTES

1. VERIFY CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
2. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

DEMOLITION NOTES:

1. INSTALL CONSTRUCTION FENCING, BARRIERS, OR OTHER APPROPRIATE SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY. MAINTAIN FENCING, BARRIERS, OR OTHER APPROPRIATE SAFETY MEASURES THROUGHOUT DURATION OF CONSTRUCTION.
2. BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION ACTIVITIES. BACKFILL SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT FUTURE IMPROVEMENTS, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND AS APPROVED BY OWNER'S GEOTECHNICAL ENGINEER AND/OR LICENSED SITE PROFESSIONAL. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
3. EXPLOSIVES SHALL NOT BE USED WITHOUT WRITTEN CONSENT OF BOTH THE OWNER AND AUTHORITIES HAVING JURISDICTION. PERMITS AND EXPLOSIVE CONTROL MEASURES REQUIRED BY FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO UTILIZING EXPLOSIVES. THE CONTRACTOR IS RESPONSIBLE FOR REQUIRED INSPECTION AND VIBRATION TESTING.
4. CONDUCT DEMOLITION ACTIVITIES TO MINIMIZE INTERFERENCE WITH ADJACENT ROADWAYS AND SIDEWALKS. STREET CLOSURE PERMITS SHALL BE RECEIVED FROM THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF ANY STREET OPENING OR DEMOLITION ACTIVITIES IN PUBLIC RIGHTS-OF-WAY.
5. DO NOT EXTEND DEMOLITION ACTIVITIES AND EQUIPMENT STORAGE BEYOND THE LIMIT OF WORK WITHOUT WRITTEN PERMISSION OF THE OWNER AND THE MUNICIPALITY.
6. RETURN ADJACENT AREAS TO PRE-DEMOLITION CONDITIONS. UPON COMPLETION OF DEMOLITION ACTIVITIES, REMOVE DUST AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES FROM ADJACENT AREAS.
7. DISPOSE DEMOLITION WASTES AND DEBRIS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. MAINTAIN RECORDS OF DISPOSAL ACTIVITIES AND PROVIDE RECORDS TO THE OWNER UPON REQUEST.
8. MAINTAIN A RECORD SET OF PLANS THAT INDICATE THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. PROVIDE THE RECORD SET OF PLANS TO THE OWNER AND ENGINEER UPON COMPLETION OF THE WORK.

GRADING, DRAINAGE AND UTILITY NOTES

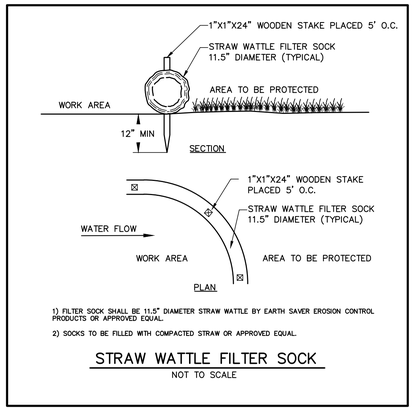
1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
2. SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT.
3. VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
4. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPALITY OR AUTHORITIES HAVING JURISDICTION.
5. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, SAWCUT THE EDGE OF THE EXISTING CURB OR PAVEMENT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE AREAS TO DRAIN.
6. VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
7. SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, ACCURATELY DETERMINE THE LOCATION, ELEVATION AND SIZE OF THE UTILITY WITHOUT DELAY AND FURNISH THE INFORMATION TO THE OWNER AND ENGINEER FOR RESOLUTION.
9. ADJUST UTILITY COVERS, GRATES, ETC. TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
15. PROVIDE MINIMUM FIVE (5) FEET OF COVER FOR WATER LINES.
16. PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE LOADS DURING CONSTRUCTION. RESTORE UTILITIES TO ORIGINAL CONDITION IF DAMAGE RESULTING FROM CONSTRUCTION LOADS OCCURS.
17. PERFORM EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES BY HAND. REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
18. REMOVE EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
19. WETLANDS SHALL REMAIN UNDISTURBED; NO ENCROACHMENT PERMITTED.

STABILIZATION NOTES

1. LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS. INSTALLATION OF STABILIZATION MEASURES WILL BE COMPLETED AS SOON AS PRACTICABLE, BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED.
2. REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED THE DISTURBED AREA.
3. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHALL BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH
4. FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
5. SPREAD TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES ON STRIPPED VEGETATED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE PROVIDED TO FINISHED GRADES AS INDICATED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
6. REMOVE ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
7. SOW PLANTING SEED SHALL IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
8. AFTER SEEDING, EVENLY RAKE THE SURFACE WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
9. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS TO ACCOMMODATE WATERING REQUIREMENTS BELOW.
10. WATER THE MULCH AND SEEDED AREAS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. PROVIDE INSTRUCTION TO OWNER'S REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.
11. IF ANY AREAS OF SEEDING DO NOT SHOW A PROMPT "CATCH", RESEED THESE AREAS AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. CONTINUE THIS RESEEDING PROCESS UNTIL GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
12. PROTECT NEWLY TOPSOILED, GRADED, AND/OR SEEDED AREAS FROM VEHICLES AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
13. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
14. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADES AND TOLERANCES.

LEGEND AND ABBREVIATIONS

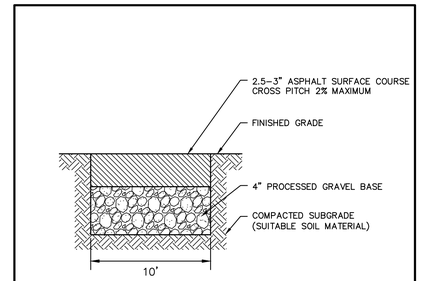
EXISTING	PROPOSED
S SMH	SEWER LINE/MANHOLE
D	DRAIN LINE/DRAIN CLEANOUT
CB CB RT/INV	AREA DRAIN
	FLARED END/INVERT
G GG	GAS LINE/GATE
W WG	WATER LINE/GATE
HYD	HYDRANT
PIV	POST INDICATOR VALVE
T TMH	TELEPHONE LINE/MANHOLE
E EMH	ELECTRIC LINE/MANHOLE
OHW	OVERHEAD WIRE
LP UP	LIGHT POLE
	UTILITY POLE
CLF	CHAIN LINK FENCE
GC	GUARDRAIL/GUIDERAIL
GC	CONCRETE CURB
BCB	GRANITE CURB
	BITUMINOUS CONCRETE BERM
	TREE
	TREE LINE
	STONE WALL
	RIPRAP
	BUILDING
BF / BF	BANK/BANK FLAG
	WETLAND FLAG
25' AURA	25' BUFFER ZONE
50' AURA	50' BUFFER ZONE
100' AURA	100' BUFFER ZONE
200' RIVERFRONT AREA	200' RIVERFRONT AREA BUFFER ZONE
	EROSION CONTROL BARRIER
124	MINOR CONTOUR
130	MAJOR CONTOUR
	WATER
	GREEN MODIFICATION
	TEE BOX MODIFICATION
	BUNKER MODIFICATION



1) FILTER SOCK SHALL BE 11.5" DIAMETER STRAW WATTLE BY EARTH SAVER EROSION CONTROL PRODUCTS OR APPROVED EQUAL.

2) SOCKS TO BE FILLED WITH COMPACTED STRAW OR APPROVED EQUAL.

STRAW WATTLE FILTER SOCK
NOT TO SCALE



BIT. CONC. CART PATH
NOT TO SCALE

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PREPARED FOR:

WINCHESTER COUNTRY CLUB

468 MYSTIC STREET
WINCHESTER, MA 01890

RECORD OWNER:

WINCHESTER COUNTRY CLUB

104528/213

COMMONWEALTH OF MASSACHUSETTS
MATTHEW COTE
CIVIL
No. 46829
PROFESSIONAL ENGINEER
11/12/25

FOR PERMITTING ONLY

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PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

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ISSUE DATE	DESCRIPTION	

DES	DWN	CHK'D	APP'D

PROJECT:

WINCHESTER COUNTRY CLUB

ARLINGTON,
MASSACHUSETTS

SCALE: N/A DATE: NOVEMBER, 12 2025

NOTES, REFERENCES, DETAILS AND LEGEND

B+T JOB NO.0681.19

B+T PLAN NO. 068119P019A-002

C1.0

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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PREPARED FOR:

WINCHESTER COUNTRY CLUB

468 MYSTIC STREET
WINCHESTER, MA 01890

RECORD OWNER:

WINCHESTER COUNTRY CLUB

104528/213

COMMONWEALTH OF MASSACHUSETTS
MATTHEW COTE
CIVIL
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PROFESSIONAL ENGINEER
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	ISSUE DATE	DESCRIPTION

DES	DWN	CHK'D	APP'D

PROJECT:

WINCHESTER COUNTRY CLUB

ARLINGTON,
MASSACHUSETTS

SCALE: 1" = 250' DATE: NOVEMBER 12, 2025

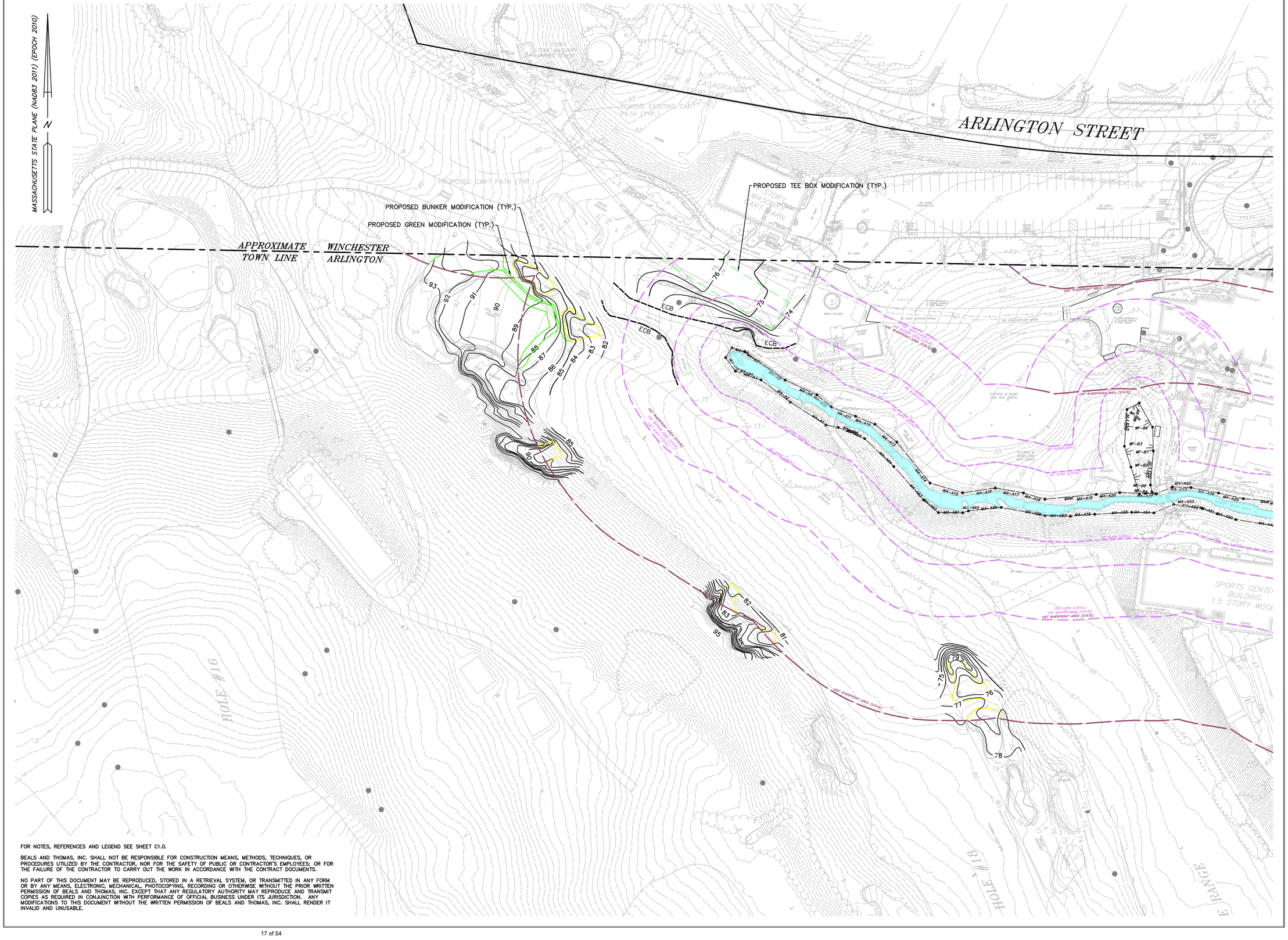
METERS 0 50 125 200
FEET 0 125 250 500 750

INDEX PLAN

B+T JOB NO.0681.19

B+T PLAN NO. 068119P019A-003

C2.0



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

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PREPARED FOR:

WINCHESTER COUNTRY CLUB

468 MYSTIC STREET
WINCHESTER, MA 01890

RECORD OWNER:

WINCHESTER COUNTRY CLUB

104528/213

COMMONWEALTH OF MASSACHUSETTS
MATTHEW COTE
CIVIL
No. 46829
PROFESSIONAL ENGINEER
11/12/25

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144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

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ISSUE DATE		DESCRIPTION		
DES	DWN	CHK'D	APP'D	

PROJECT:

WINCHESTER COUNTRY CLUB

ARLINGTON, MASSACHUSETTS

SCALE: 1" = 40' DATE: NOVEMBER 12, 2025

METERS 0 5 10 25
FEET 0 20 40 80 120

SITE PLAN

B+T JOB NO.0681.19

B+T PLAN NO. 068119P019A-004

C3.0

BEALS AND THOMAS

December 3, 2025

David Morgan, Environmental Planner + Conservation Agent
Arlington Conservation Commission
730 Mass Avenue Annex
Arlington, MA 02476

Via: Email to *dmorgan@town.arlington.ma.us* and *jranderson@town.arlington.ma.us*

Reference: DEP File #091-0374: Supplemental Information
Supplemental Information - Notice of Intent Application
Winchester Country Club Golf Course Improvements
468 Mystic Street
Arlington, Massachusetts
B+T Project No. 0681.19

Dear Mr. Morgan:

On behalf of the Applicant, Winchester Country Club (the Applicant or the Club), Beals and Thomas, Inc. (B+T) respectfully submits the enclosed supplemental information. This package has been completed in response to the email from the Conservation Commission, dated November 14, 2025, regarding the Notice of Intent (NOI) for the proposed golf course improvements at the Club. For clarity of the Administrative Record, the supplemental information requested from the Conservation Commission is provided in *italics* below, followed by the Applicant's current response in **bold** detailing how the item has been addressed.

The fee under our Bylaw should be recalculated under Category N4 for Commercial, Industrial, and Institutional Projects. We have received $350 for the Bylaw fee, which we can put toward the legal ad and $200 of the Bylaw filing fee, but the total Bylaw fee should be $800 plus 2 cents per square foot of buffer zone disturbed, in addition to the $150 legal notice charge. Please send us another check to cover the difference.

As requested, a check payable to the Town of Arlington in the amount of $738.42 is being transmitted to the Conservation Office for the revised filing fee recalculated under Category N4 for Commercial, Industrial, and Institutional Projects as well as a revised Bylaw Filing Fees Form and WPA Form 3.

The box was checked for stormwater report not required, but this project does not appear to meet any of the criteria for the stormwater report requirement to be waived. Please submit a stormwater report explaining how the project meets all of the Stormwater Standards.

Please refer to the enclosed Stormwater Management Memorandum with Stormwater Management Checklist.

Riverfront Area alternatives analysis could use more detail on the other alternatives that were considered

As noted in the NOI, the Club's Master Plan Committee developed several iterations of its Master Plan before finalizing the layout for the activities proposed. The Committee considered alternative design options including reconfiguration of the bunkers shifting them to the eastern boundary of hole 18 as well as expansion of the green. However, both of these options would have placed the proposed activities within the 100' AURA and buffer zone and closer to Herbert Meyer Brook than current conditions. Ultimately, it was decided that the improvements should be minor and confined to the existing footprint of the fairway, outside the 100' AURA and buffer zone and limited to the outer 100-feet of Riverfront Area (RFA). The Club has been in operation for over 100 years, and the fairway is well established and is located within the RFA, so work within the resource area is unavoidable. However, this preferred alternative was selected to minimize work within sensitive resource areas while maintaining the historic culture and layout with integrated modern updates.

Legal Newspaper Notice Charge Authorization (Please fill out the attached form)

B+T provided an executed copy of the Legal Newspaper Notice Charge Authorization on November 19, 2025, as requested.

Topographic Site Plan, Floodplain Map, USGS Quad Map

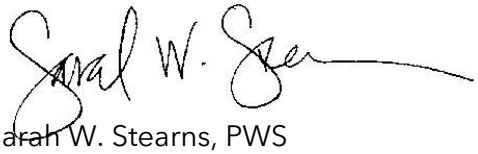
Please refer to the enclosed Topographic Site Plan, USGS Quad Map, which was included in Section 6.0 of the NOI application and a Floodplain Map which depicts the nearest FEMA floodplain that lies approximately 1,000 feet from the proposed work.

Site Photos

Please see below for representative photographs of current site conditions characterizing the managed nature of the Riverfront Area at the Club.

Sincerely,

BEALS AND THOMAS, INC.



Sarah W. Stearns, PWS
Principal

Enclosures: Check payable to the Town of Arlington in the amount of $738.42, dated December 1, 2025
Bylaw Filing Fees and Transmittal Form, revised November 18, 2025
Stormwater Management Memorandum and Checklist, dated December 1, 2025
Topographic Site Plan, dated December 3, 2025
USGS Locus Map, dated November 10, 2025
FEMA Floodplain Map, retrieved December 1, 2025

cc: Jim Simmons, General Manager, Winchester Country Club (via Email)
MassDEP (via Email)

JYB/sws/cmv/068119LT001

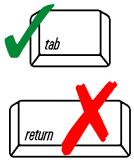
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
091-0374
MassDEP File Number
1958259
Document Transaction Number
Arlington
City/Town

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

468 Mystic Street — a. Street Address
Arlington — b. City/Town
02474 — c. Zip Code

Latitude and Longitude:
42.4358 — d. Latitude
-71.1564 — e. Longitude

100 — f. Assessors Map/Plat Number
4-1 — g. Parcel /Lot Number

2. Applicant:

a. First Name
b. Last Name
Winchester Country Club — c. Organization
468 Mystic Street — d. Street Address
Arlington — e. City/Town
MA — f. State
02474 — g. Zip Code
h. Phone Number
i. Fax Number
j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name
b. Last Name
c. Organization
d. Street Address
e. City/Town
f. State
g. Zip Code
h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

Sarah — a. First Name
Stearns — b. Last Name
Beals and Thomas, Inc. — c. Company
144 Turnpike Road — d. Street Address
Southborough — e. City/Town
MA — f. State
01772 — g. Zip Code
508-366-0560 — h. Phone Number
i. Fax Number
sstearns@bealsandthomas.com — j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

$750 — a. Total Fee Paid
$362.50 — b. State Fee Paid
$387.50 — c. City/Town Fee Paid

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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Document Transaction Number
Arlington
City/Town

A. General Information (continued)

6. General Project Description:

Fairway improvements at Winchester Country Club within the 200' RFA..

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. ☐ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☒ Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
Middlesex	
c. Book	**d. Page Number**
10458	213

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Herbert Meyer Brook 1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 490,964 square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
24,157	6,921	17,236

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f**. above.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
091-0374
MassDEP File Number
1958259
Document Transaction Number
Arlington
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2-27-25 MassGIS
b. Date of map

If *yes*, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review).
Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
091-0374
MassDEP File Number
1958259
Document Transaction Number
Arlington
City/Town

C. Other Applicable Standards and Requirements (cont'd)

(c) ☐ MESA filing fee (fee information available at https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review).
Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

*Projects altering **10 or more acres** of land, also submit:*

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☒ Not applicable – project is in inland resource area only b. ☒ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).

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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

2. ☐ A portion of the site constitutes redevelopment

3. ☐ Proprietary BMPs are included in the Stormwater Management System.

b. ☒ No. Check why the project is exempt:

1. ☐ Single-family house

2. ☐ Emergency road repair

3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Winchester Country Club Course Renovations in Arlington, Massachusetts (Middlesex County)
a. Plan Title

Beals and Thomas, Inc. | Matthew Cote, PE
b. Prepared By | c. Signed and Stamped by

November 12, 2025 | As Shown
d. Final Revision Date | e. Scale

Notice of Intent | 11/12/25
f. Additional Plan or Document Title | g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number | 3. Check date: 11/12/25

4. State Check Number | 5. Check date: 11/12/25

6. Payor name on check: First Name: Beals and Thomas, Inc. | 7. Payor name on check: Last Name

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:
Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:
If the applicant has checked the “yes” box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

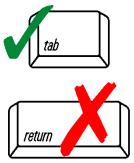
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Applicant Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Location of Project:

468 Mystic Street	Arlington
a. Street Address	b. City/Town
35983	$362.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name	b. Last Name
Winchester Country Club	
c. Organization	
468 Mystic Street	
d. Mailing Address	

Arlington	MA	02474
e. City/Town	f. State	g. Zip Code

h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name
c. Organization	
d. Mailing Address	

e. City/Town	f. State	g. Zip Code

h. Phone Number	i. Fax Number	j. Email Address

B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract $12.50. To calculate the city/town share of the fee, divide the total fee in half and add $12.50.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 (j) other	1	$500	$500
Work in RFA	x1.5%	$750	$750

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	$750 a. Total Fee from Step 5
State share of filing Fee:	$362.50 b. 1/2 Total Fee **less $**12.50
City/Town share of filling Fee:	$387.50 c. 1/2 Total Fee **plus** $12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

SUBMITTING A NOTICE OF INTENT (NOI)

NOI applications are for projects directly impacting wetlands, also known as resource areas. The filing outlines wetlands protection measures to be taken before, during, and after construction. This guide is an aid to completing the NOI process. Please consult the legal resources listed at the end of this document.

The NOI process determines whether and how your proposed project will be able to proceed. There are five steps to the process.

1. Meet with the Conservation Agent
2. Prepare the application
3. Submit the application
4. Present the project at a public hearing
5. Receive and file the Order of Conditions paperwork

MEET WITH THE CONSERVATION AGENT

Contact the Conservation Agent by phone at (781) 316-3012 or by email at concomm@town.arlington.ma.us to request a meeting. A short phone call is usually all that is needed. If your project includes adding over 350 square feet of impervious surface, you will need to consult with the Engineering Division about compliance with the Arlington Stormwater Management Bylaw.

A schedule of upcoming hearings has been provided in Appendix A for your scheduling purposes.

PREPARE THE APPLICATION

The following list is required for filing an NOI. Please use the links below to find the forms and information you need. Please check off each item as you have completed it and submit the checklist with your final application.

- ☒ Wetlands Protection Act Form 3
- ☒ Plan of the proposed work showing, at minimum, all the applicable following details:
    - Property boundaries, easements, rights-of-way, etc.
    - Boundaries of 25-ft, 50-ft, and 100-ft from all resource areas
    - Boundaries of the 100-ft Wetlands Buffer Zone and Adjacent Upland Resource Area
    - Boundaries of the 200-ft Riverfront Area Buffer Zone
    - Base flood elevation or floodplain boundaries
    - Soil characteristics
    - Existing and proposed topography, structures, and other physical features
    - Erosion controls

- ☒ Topographic map of the site (Click Layers >> Elevation)
- ☒ FEMA floodplain map of the site
- ☒ Certified list of abutters requested from the Arlington Assessor's Office
- ☒ Bylaw Filing Fees and Transmittal Form
- ☒ Bylaw filing fee made payable to the Town of Arlington
- ☒ State Filing Fee Calculation Worksheet
- ☒ State filing fee checks: one made payable to the Commonwealth of Massachusetts, the other to the Town of Arlington
- ☒ Completed abutter notification form letter
    - The Conservation Agent will provide you with the date of your hearing.
- ☒ Signed Affidavit of Service
- ☒ Project narrative describing in detail the proposed work, its location, and wetland resource area impacts. The narrative should address all the applicable following details:
    - Status of the Estimated Habitat of Rare Wildlife and/or Priority Habitats of Rare Species
    - Stormwater and drainage reports, including how designs conform to the Arlington Engineering Division's Stormwater Management Standards and the Department of Environmental Protection's Stormwater Management Standards
        - NOAA Atlas 14+ shall be used for analysis of the 10-, 50-, and 100-year storms.
        - Include a table showing total impermeable surface and total permeable surface before and after construction.
    - Conformance with US Army Corps of Engineers permit requirements.

Additional details may be required by the Conservation Commission, Department of Environmental Protection, or both.

- ☐ 401 Water Quality Certification
- ☐ Chapter 91 License

SUBMIT THE APPLICATION

The NOI packet needs to be submitted two weeks prior to the preferred date of the hearing. When you are ready to submit, please deliver the following to Town Hall:

- *For the Conservation Agent*
    - ☒ One electronic copy of the full filing
    - ☒ One printed copy of the full filing

- *For the Conservation Commission*
    - ☒ One printed copy of the full filing packaged with postage for shipping within Arlington
    - ☒ Three full size copies of all submitted plans, each packaged with postage for shipping within Arlington

- *For the Massachusetts Department of Environmental Protection*
    - ☐ One printed copy of the full filing packaged with valid postage to Wilmington (01887)

Submitted via eDEP

PRESENT THE PROJECT AT A PUBLIC HEARING

Once you have submitted the NOI, you will present it to the Conservation Commission at a public hearing. Conservation Commission meetings take place on the first and third Thursdays of the month at 7 PM. You will present the project as described in your application. For Notices of Intent, more than one hearing are often required.

RECEIVE AND FILE THE ORDER OF CONDITIONS PAPERWORK

After the public hearing is closed, the Conservation Agent will issue an Order of Conditions specifying how the project shall proceed. Please note that permits may still be required from other departments. Please file the Order of Conditions with the deed for your property.

ENDURING CONDITIONS

Please note that projects approved by the Arlington Conservation Commission often include conditions on how the land is used before, during, and after the project.

LEGAL RESOURCES

This document is only an aid to assist filling out Request for Determination paperwork. Please consult the following laws and regulations to gain a full understanding of the permitting process and requirements.

- Wetlands Protection Act (MGL Chapter 131, Section 40) and its accompanying Regulations (310 CMR 10.00
- Arlington's Wetlands Bylaw (Title V-Article 8) and the Arlington Wetlands Protection Regulations

APPENDIX A: ADDITIONAL NOI FILING DOCUMENTS

BYLAW FILING FEES AND TRANSMITTAL FORM

Rules:

1. Fees are payable at the time of filing the application and are non-refundable.
2. Fees shall be calculated per schedule below.
3. Town, County, State, and Federal Projects are exempt from fees.
4. These fees are in addition to the fees paid under M.G.L. Ch. 131, s.40 (ACT).
5. A legal notice charge of $150 is assessed on all applications for the cost of filing the public notice.

Fee Schedule (ACC approved 1/8/15):

$	No./Area	Category
		(R1) RDA- $150 local fee, no state fee
		(N1) Minor Project - $200 (house addition, tennis court, swimming pool, utility work, work in/on/or affecting any body of water, wetland or floodplain).
		(N2) Single Family Dwelling - $600
		(N3) Multiple Dwelling Structures - $600 + $100 per unit all or part of which lies within 100 feet of wetlands or within land subject to flooding.
$800-$200 (prev. provided) = $600	6,921 sf * $0.02 = $138.42	**(N4) Commercial, Industrial, and Institutional Projects** - $800 + 50¢/s.f. wetland disturbed; 2¢/s.f. land subject to flooding or buffer zone disturbed.
		(N5) Subdivisions - $600 + $4/l.f. feet of roadway sideline within 100 ft. of wetlands or within land subject to flooding.
		(N6) Other Fees - copies, printouts; per public records law
		(N7) Minor Project Change - $50
		(N8) Work on Docks, Piers, Revetments, Dikes, etc - $4 per linear foot
		(N9) Resource Boundary Delineation (ANRAD) - $1 per linear foot
		(N10) Certificate of Compliance (COC or PCOC) - No charge if before expiration of Order, $200 if after that date.
		(N11) Amendments - $300 or 50% of original local filing fee, whichever is less.
		(N12) Extensions -
		a. Single family dwelling or minor project - $100.
		b. Other - $150.
		(N13) Consultant Fee -per estimate from consultant
Subtotal	$738.42	
	+ $150	Legal Notice Charge (previously provided)
	TOTAL $738.42	

Note: The Notice of Intent Fee Transmittal Form is still required. Details for calculating the NOI fee are included below.

STATE FILING FEE CALCULATION WORKSHEET

This worksheet will help you determine the cost of the filing fee charged under the Wetlands Protection Act. This is separate from and additional to the fees charged under the local bylaw. There are two steps to the worksheet.

1. Determine fees based on the number and type of proposed activities
2. Calculate payment and submit checks with your NOI application

STEP 1: DETERMINE TYPES OF ACTIVITES

A list of common activities in Arlington is found below. If your project involves other activities, please contact the Conservation Agent now at 781-316-3012 or concomm@town.arlington.ma.us.

#	Activity	Category	Cost	Fee
	Work on single family lot; addition, pool, etc.	Category 1	$110 per	
	Site work without a house			
	Vegetation control			
	Resource area improvement			
	Construction of single-family house	Category 2	$500 per	
	Parking lot			
	Vegetation control with development			
X	Any activity not in Category 1, 3, 4, 5, or 6			$500
	Each proposed building, including the site	Category 3	$1,050 per	
	Hazardous material(s) cleanup			
	Bridge	Category 4	$1,450 per	
	Hazardous waste action alterations to resource areas			
	Dredging			
	Oil and/or hazardous material release response actions			
	Work on docks, piers, revetments, dikes, etc.	Category 5	$4 per linear foot*	
	Resource area delineation	Category 6	$2 per linear foot per resource area**	
			Subtotal	$500
		☒ Activity in Riverfront Area		X 1.5
			TOTAL	$750
	* Total fee not less than $100 or more than $2,000			
	** Total fee not more than $200 for activities associated with a single-family house or $2,000 for all other activities			

STEP 2: CALCULATE PAYMENT

Enter the total fee from Step 1	$750	
Divide by two	$375	
Add $12.50 to one half	$387.50	Make out a check for this amount payable to the Town of Arlington
Subtract $12.50 from one half	$362.50	Make out a check for this amount payable to the Commonwealth of Massachusetts

Enter the above details on the Notice of Intent Fee Transmittal Form.

Provide three checks with your submission: the bylaw filing fee, the Town of Arlington NOI filing fee, and the Commonwealth of Massachusetts NOI filing fee.

BEALS AND THOMAS

MEMORANDUM

To:	Arlington Conservation Commission
From:	Matthew Cote, PE, SITES AP, ENV SP
Date:	December 1, 2025
Reference:	DEP File #091-0374: Supplemental Information Notice of Intent – Stormwater Management Winchester Country Club Golf Course Improvements 468 Mystic Street Arlington, Massachusetts B+T Project No. 0681.19

Purpose

Winchester Country Club (the Applicant or the Club), in collaboration with their golf course architect, proposes minor improvements to existing golf course features within jurisdiction areas on portions of Hole 1 and Hole 18.

The Site is identified by the Arlington Assessors Office as Map 100 Lot -4-1. A Notice of Intent (NOI) for the portion of work in Arlington was filed on November 12, 2025 (DEP File #091-0374) and concurrently filed with the Winchester Conservation Commission (DEP File #346-0611), which was recently approved. We understand that the Arlington Conservation Agent has requested documentation on how stormwater from the proposed project will be managed and have included the following supplemental information for the Commission's review.

The renovations outlined herein are proposed as part of the Club's Master Plan. Proposed work includes reconfiguration and improvements associated with Holes 1 and 18 with no new impervious area or stormwater discharges (the Project). The grading modifications are minimal, and existing stormwater runoff patterns and characteristics will remain unchanged. The work includes realignment of the tee box on Hole 1, and minor alterations of the green and approaching fairway on Hole 18 with modified bunkering. Although work will occur within the 200-foot riverfront area (RFA) it is proposed within areas that are actively maintained as part of the existing golf course operations and there will be no anticipated changes to stormwater management as result of the Project.

MassDEP Stormwater Management Standards

The proposed Project is in compliance with the ten (10) MassDEP Stormwater Management Standards as applicable. The following summary provides key information related to the proposed stormwater management, its elements, and mitigation measures for potential impacts.

STANDARD 1: No new stormwater conveyance (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

> There will be no direct discharge of untreated stormwater to nearby wetlands or waters of the Commonwealth. No new impervious areas are proposed. Runoff from all pervious areas of the site will be maintained as currently conveyed to sustain existing water quality treatment, and runoff rate attenuation prior to discharge.

STANDARD 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

> No new impervious area is proposed. Minimal grading within the existing golf course is proposed and the overall post-development conditions will remain unchanged from pre-development conditions.

STANDARD 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater management practices and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil types. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

> No new impervious area is proposed. The modified golf course fairways, greens, tee boxes and bunkers will remain 100% pervious and pre-development infiltration potential over these surfaces will be maintained and remain unchanged.

STANDARD 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

> No new impervious area is proposed. TSS will not be introduced as a result of the Project and the existing water quality treatment trains will remain unchanged.

STANDARD 5: For land uses with higher potential pollutant loads (LUHPPLs), source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

> The proposed project is not associated with stormwater discharges from land uses with higher potential pollutant loads.

STANDARD 6: Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. Critical areas are Outstanding Resource Waters, shellfish beds, swimming beaches, coldwater fisheries and recharge areas for public water supplies.

There are no stormwater discharges to critical areas associated with this project.

STANDARD 7: Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable. However, if it is not practicable to meet all the Standards, new (retrofitted or expanded) stormwater management systems must be designed to improve existing conditions.

The proposed Project is a redevelopment project, and no new impervious surfaces are proposed. It fully complies with all standards of the Stormwater Management Handbook as applicable.

STANDARD 8:A plan to control construction-related impacts during erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

Since the development results in less than an acre of land disturbance compliance with the NPDES Construction General Permit is not required. Erosion control barrier limits, comprised of straw wattles, are depicted on the plans. The work in these areas will be conducted as part of a short construction timeline; therefore the disturbed areas will be stabilized quickly.

STANDARD 9: A Long-Term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

No new impervious areas are proposed and therefore new stormwater controls are not proposed. Existing stormwater drainage patterns will be maintained in the post-development condition. The Club will continue to maintain the facility in accordance with previously established protocols and procedures.

STANDARD 10: All illicit discharges to the stormwater management system are prohibited.

There will be no illicit discharges to exiting stormwater controls as a result of the Project. Existing stormwater drainage patterns will remain unchanged.

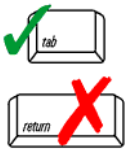
MC/jyb/sws/cmv/068119MR001

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

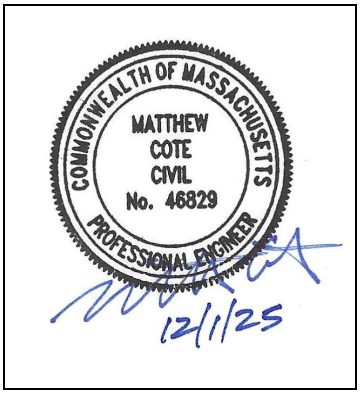
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- [X] No disturbance to any Wetland Resource Areas
- [ ] Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- [ ] Reduced Impervious Area (Redevelopment Only)
- [ ] Minimizing disturbance to existing trees and shrubs
- [ ] LID Site Design Credit Requested:
  - [ ] Credit 1
  - [ ] Credit 2
  - [ ] Credit 3
- [ ] Use of "country drainage" versus curb and gutter conveyance and pipe
- [ ] Bioretention Cells (includes Rain Gardens)
- [ ] Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- [ ] Treebox Filter
- [ ] Water Quality Swale
- [ ] Grass Channel
- [ ] Green Roof
- [ ] Other (describe): _____

Standard 1: No New Untreated Discharges

- [X] No new untreated discharges
- [ ] Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- [ ] Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation - Project only includes minimal grading and no new impervious areas. Post-development conditions will be the same as pre.

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge - No new impervious area proposed. Existing pervious areas are being maintained with unchanged recharge potential.

☐ Soil Analysis provided.

☐ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality - No new impervious area proposed. Existing pervious areas are being maintained with unchanged water quality treatment potential.

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☐ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☒ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☒ Critical areas and BMPs are identified in the Stormwater Report. - none exist.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan - the site will be maintained in accordance with existing procedures.

☐ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☐ Name of the stormwater management system owners;
- ☐ Party responsible for operation and maintenance;
- ☐ Schedule for implementation of routine and non-routine maintenance tasks;
- ☐ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☐ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☐ An Illicit Discharge Compliance Statement is attached;

☒ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs. - post-construction BMPs are proposed.

PREPARED FOR:

WINCHESTER COUNTRY CLUB

468 MYSTIC STREET
WINCHESTER, MA 01890

RECORD OWNER:

WINCHESTER COUNTRY CLUB

104528/213

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4		
3		
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ISSUE	DATE	DESCRIPTION

IMS	MEB	LBP	MEB
FLD	CALC	DWN	CHK'D

COMMONWEALTH OF MASSACHUSETTS
MARK E. BENSON
No.48416
PROFESSIONAL LAND SURVEYOR

Mark E. Benson
12/3/2025

TOPOGRAPHIC PLAN

WINCHESTER COUNTRY CLUB
ARLINGTON, MA
(MIDDLESEX COUNTY)

PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 3, 2025

SCALE: 1" = 250'

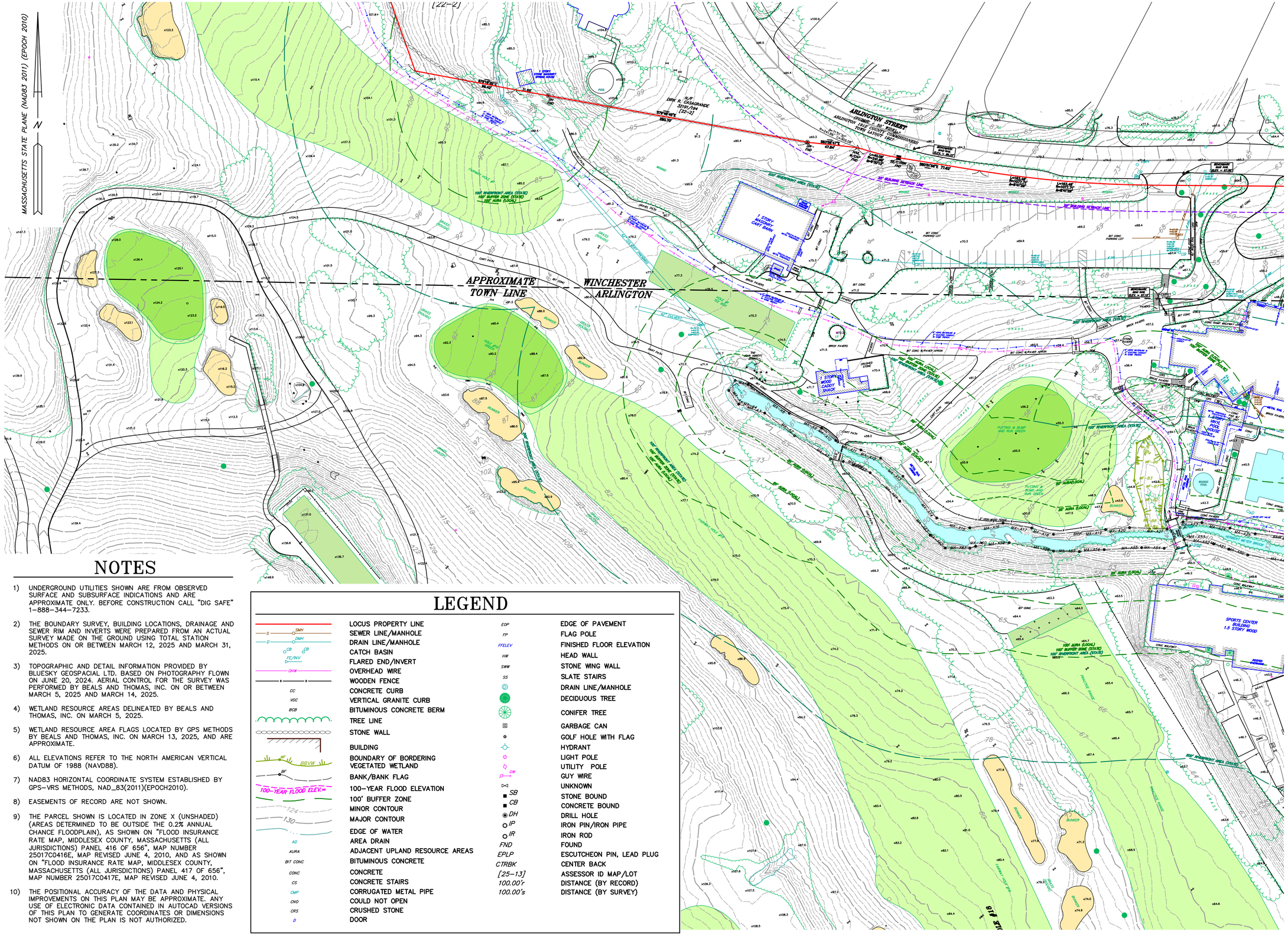
METERS: 0, 50, 125, 200
FEET: 0, 125, 250, 500, 750

B+T JOB NO. 0681.19

B+T PLAN NO. 068119P024A-001

SHEET No. 1 OF 2

TP-1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WINCHESTER
ARLINGTON
ARLINGTON STREET
(PUBLIC - 50' WIDE)
ARLINGTON TOWN & WINCHESTER TOWN LAYOUT BY BOARD OF COUNTY COMMISSIONERS
N/F
ERIK R. CASAGRANDE
2731/104
[22-2]
1 STORY MASONRY CART BARN
1 STORY WOOD CADDY SHACK
CRUSHED STONE
PUTTING & PUMP AND RUN GREEN
SPORTS CENTER BUILDING 1.5 STORY WOOD
100' RIVERFRONT AREA (STATE)
100' BUFFER ZONE (STATE)
100' AURA (LOCAL)
30' AURA (LOCAL)
30' WETLAND SETBACK LINE
FAIRWAY KEEP PIT
BUNKER
BIT CONC
BRICK PAVERS
WOOD
GRASS
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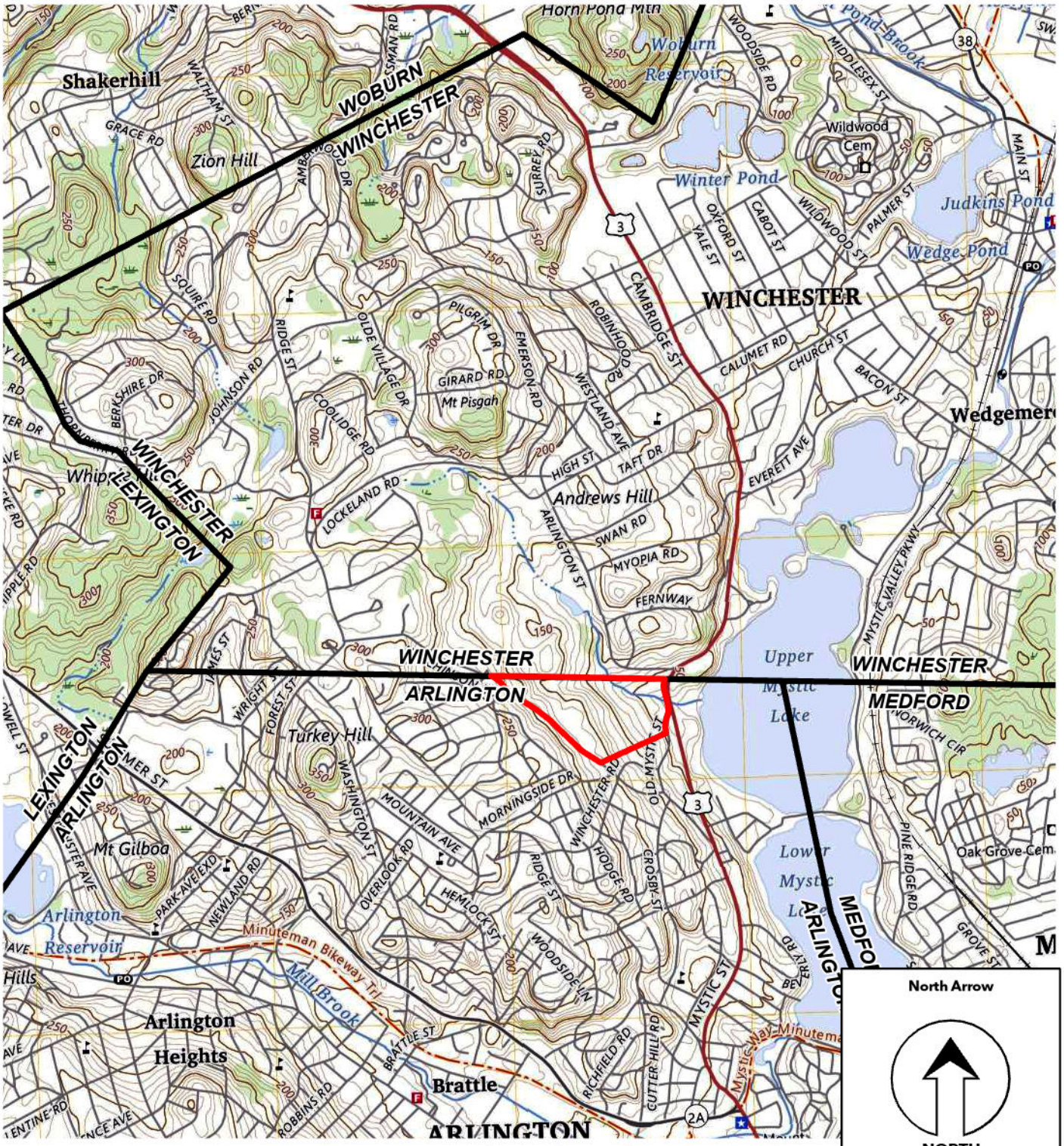


Digital USGS Map of Lexington, MA, dated 2024, provided by the United States Geological Survey (USGS) topoView.

0 1,000 2,000 4,000
FEET

PROJECT:
Winchester Country Club
Arlington, Massachusetts

PREPARED FOR:
Winchester Country Club
468 Mystic Street
Arlington, Massachusetts

Locus Map
Figure 1

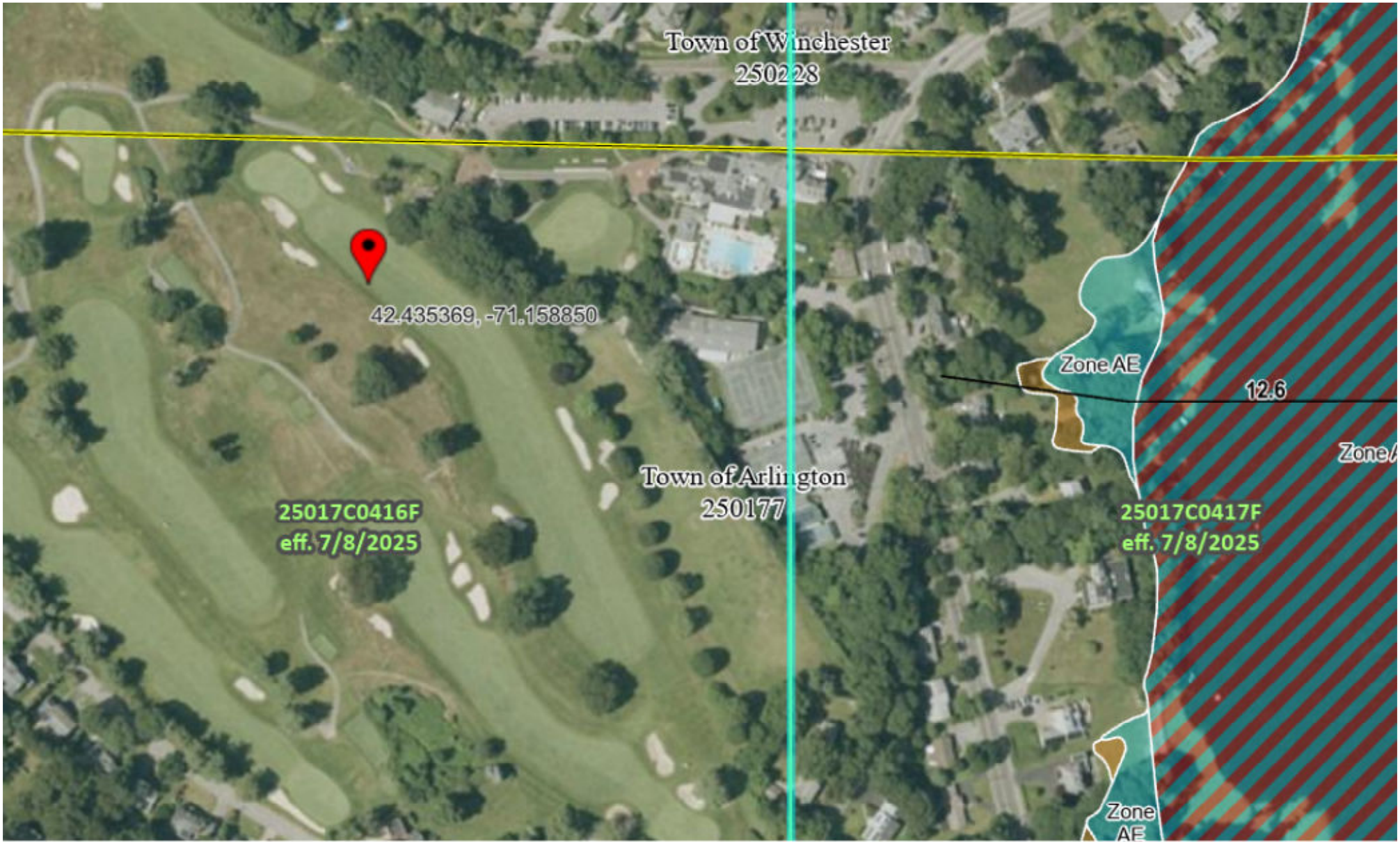
Scale: 1" = 2,000'

Date: November 10, 2025

Source File 068119P021A.aprx

B+T Project No. 0681.19

BEALS AND THOMAS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Zone A
Town of Arlington
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